



- Chain Free Sale
- Detached Home
- Three Double Bedrooms
- Rear Garden
- Integral Garage
- Off Road Parking
- Ground Floor Cloakroom
- 20' Lounge

**42a Broome Grove, Wivenhoe,  
Colchester, Essex. CO7 9QU.**

Offered with no onward chain is this established detached home within easy reach of good local schools, Essex University, local shops, mainline train station and Wivenhoes wonderful waterfront. Highlights include a 20' living room, kitchen, ground floor cloakroom, three first floor double bedrooms, family bathroom, integral garage, private rear garden and off road parking.



# Property Details.

## Ground Floor

### Entrance Hall



With radiator, stairs to first floor with storage cupboard under and doors to.

### Living Room



20' 0" x 11' 10" (6.10m x 3.61m) Window to rear, patio doors to rear, radiator.

### Kitchen



11' 10" x 7' 6" (3.61m x 2.29m) Window to front, radiator, a range of fitted units and drawers with worktops over, inset sink, inset hob, fitted oven, matching eye level units, chimney style extractor, tiled splashbacks, space and plumbing for appliances.

### Cloakroom

Window to side, close coupled WC, vanity wash hand basin, tiled walls.

## First Floor

### Landing

Window to side, fitted airing cupboard and doors to:

### Bedroom



15' 2" x 9' 8" (4.62m x 2.95m) Window to rear, radiator, fitted wardrobe.

# Property Details.

## Bedroom



11' 10" x 10' 1" (3.61m x 3.07m) Window to rear, radiator.

## Bedroom

9' 7" x 8' 7" (2.92m x 2.62m) Window to front, radiator.

## Bathroom



Obscure window to front, panel bath with shower over, pedestal wash hand basin, close coupled WC, tiled walls, heated towel rail.

## Outside

### Rear Garden



Enclosed by panel fencing with gated side access, patio area and mainly laid to lawn.

### Integral Garage

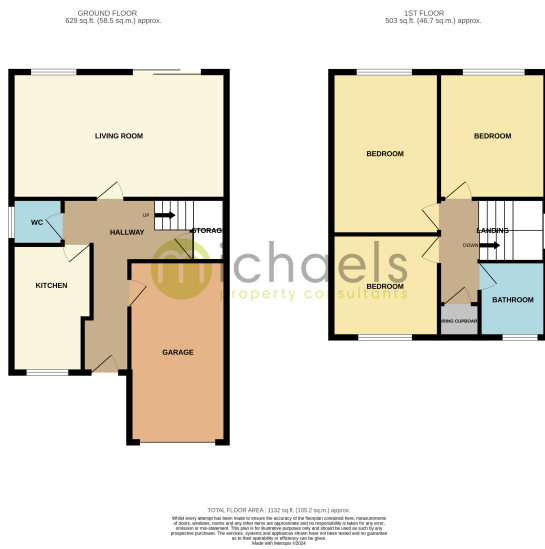
16' 10" x 9' 0" (5.13m x 2.74m) Up and over door to front, power and light connected.

### Parking

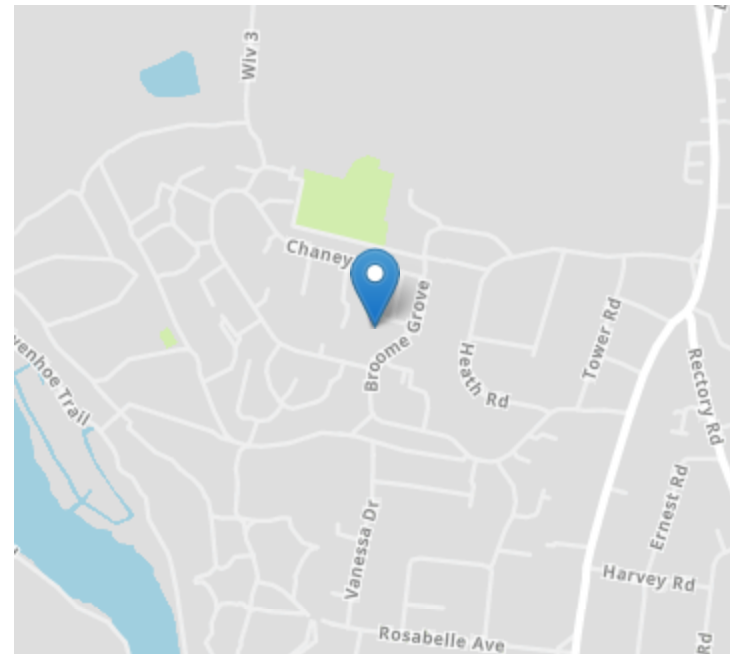
Hard standing to front providing off road parking with the remainder of the front laid to lawn and offering potential for further parking.

# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.